



## Decision Document

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### Planning and Growth Management Committee

<b>Meeting No.</b>	9	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, October 4, 2007	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	pgmc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the Minutes for the official record.*

***How to Read the Decision Document:***

- *recommendations of the Committee to City Council appear after the item heading;*
- *action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information" at the end of the item; and*

*Declarations of Interest, if any, appear at the end of an item.*

PG9.1	ACTION	Deferred		Ward: All
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#### **Adoption of Official Plan Amendment to Authorize Section 37 Funding of Certain Studies as Eligible Community Benefits**

(September 18, 2007) Report from Chief Planner and Executive Director, City Planning

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee held a statutory public meeting on October 4, 2007, and notice was given in accordance with the City of Toronto Act, 2006, the Planning Act and the Municipal Code.

The Chair advised the registered public speakers and all other persons present that he expected a motion would be made to adjourn the public meeting to November 1, 2007, and they had the option of addressing the Committee on October 4 or November 1, 2007.

No one addressed the Committee on October 4, 2007.

The Planning and Growth Management Committee adjourned the October 4, 2007 public meeting under the City of Toronto Act, 2006, the Planning Act and the Municipal Code, until November 1, 2007.

### **Financial Impact**

The recommendations of this report will have no financial impact.

### **Summary**

Planning and Growth Management Committee directed that City Planning staff process an amendment to the Official Plan that would authorize funding of Heritage Conservation District, Avenue and Secondary Plan studies as eligible benefits under Section 37 of the Planning Act. Staff was also directed to undertake a public consultation program with respect to the proposed amendment. Staff undertook a broad circulation of the proposed amendment with an invitation to submit comments and to attend a Community Consultation meeting held on September 5, 2007. The statutory public meeting of Planning and Growth Management Committee on the proposed amendment (attached as Appendix A to this report) is scheduled for October 4, 2007.

A number of written submissions have been received in addition to the comments made at the Community Consultation meeting, both in support of, and opposed to, the proposed amendment. This report summarizes the issues raised and implements the Planning and Growth Management Committee's direction from its meeting of June 28, 2007 to process this amendment.

### **Background Information**

Report - Adoption of Official Plan Amendment to Authorize Section 37 Funding of Certain Studies as Eligible Community Benefits

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7158.pdf>)

### **Communications**

(September 25, 2007) e-mail from Tony Stapells, President, Toronto Historical Association (PG.Main.PG9.1.1)

(September 24, 2007) e-mail from Andrew Baines, Chair, Annex Resident's Association (PG.Main.PG9.1.2)

(September 24, 2007) e-mail from Sandra Shaul, Chair Heritage Committee, Annex Resident's Association (PG.Main.PG9.1.3)

(September 24, 2007) e-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.Supp.PG9.1.4)

(October 2, 2007) e-mail from Scott James, Wellington Place Neighbourhood Association (PG.New.PG9.1.5)

(October 2, 2007) e-mail from George Milbrandt, Federation of North Toronto Residents' Associations (PG.New.PG9.1.6)

(October 3, 2007) e-mail from George S. Belza, Willowale Group of Ratepayer Associations (PG.New.PG9.1.7)

(October 3, 2007) e-mail from Matthias Schlaepfer (PG.New.PG9.1.8)

(October 2, 2007) e-mail from Richard Longley, Harbord Village Heritage Conservation District (PG.New.PG9.1.9)

(October 3, 2007) e-mail from Peggy Mooney, Executive Director, Heritage Toronto (PG.New.PG9.1.10)

(October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.New.PG9.1.11)

(October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.New.PG9.1.12)

(October 4, 2007) e-mail from Brian Maguire, Confederation of Resident & Ratepayer Associations in Toronto (PG.New.PG9.1.13)

(October 4, 2007) e-mail from Jonathan Mousley, Riverdale Area (Phase 1) Heritage Conservation District Committee (PG.New.PG9.1.14)

PG9.2	ACTION	Deferred		Ward: All
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### **Proposed Section 37 Implementation Guidelines**

(September 18, 2007) Report from Chief Planner and Executive Director, City Planning

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee deferred the report until its meeting on November 1, 2007.

#### **Financial Impact**

This report has no financial impact.

#### **Summary**

City Council, at its May 23 and 24, 2007 meeting, referred the proposed Section 37 Implementation Guidelines to the City Manager, to be brought back for Council consideration when the Official Plan Amendment (OPA) on Heritage District studies is before Council. The OPA is before Planning and Growth Management Committee under separate cover, and the proposed Guidelines are forwarded to Committee to be considered concurrently, as requested.

The proposed Guidelines have been further revised to: 1) recognize that specific exceptions to the requirement that community benefits be capital facilities will be permitted if the proposed Official Plan Amendment to authorize S.37 funding of certain studies comes into force; 2) stipulate that the Ward Councillor be consulted by staff prior to any S.37 negotiations with the applicant; and 3) advise that in considering a change in a signed agreement, where a condominium has been registered, all unit owners are considered parties to the agreement. Adoption of the revised Guidelines is recommended, to assist in implementing the Official Plan S.37 policies which are in effect.

#### **Background Information**

Proposed Section 37 Implementation Guidelines

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7149.pdf>)

PG9.3	ACTION	Deferred		Ward: All
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## **Protocol for Negotiating Section 37 Community Benefits - Revised**

(September 18, 2007) Report from Chief Planner and Executive Director, City Planning

### **Decision Advice and Other Information**

The Planning and Growth Management Committee deferred the report until its meeting on November 1, 2007.

### **Financial Impact**

This report has no financial implications.

### **Summary**

In light of Planning and Growth Management Committee's direction and the deputations made at the September 5, 2007 meeting, City Planning staff has revised the Protocol for Negotiating Section 37 Community Benefits. Revisions have been made in order to clarify that the Protocol must be read together with the Official Plan policies and the Section 37 Implementation Guidelines (not yet adopted); that the implementation must comply with the Official Plan policies; that Section 37 is to be used only where the proposed development represents good planning; to encourage determination of community benefit priorities in advance of receiving development applications; to give priority consideration to consultation with the Ward Councillor and the community; and to clarify that generally, Section 37 funding is no substitute for normal operating budget or routine capital maintenance program funding.

Ratepayer and residents groups throughout the City and the development industry and the Board of Trade were notified and asked to comment on the Protocol, directly to Planning and Growth Management Committee. Staff is recommending that the revised Protocol be used as a guide in negotiating Section 37 community benefits.

### **Background Information**

Report - Protocol for Negotiating Section 37 Community Benefits  
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7163.pdf>

## **3a Protocol for Negotiating Section 37 Community Benefits**

(August 8, 2007) Report from Chief Planner and Executive Director, City Planning

### **Financial Impact**

This report has no financial implications.

### **Summary**

As requested by Planning and Growth Management Committee at its March 29, 2007 meeting, this report forwards a protocol for negotiating community benefits to be secured in rezoning applications involving increases in height and/or density, pursuant to Section 37 of the

Planning Act. The protocol attached as Appendix A to this report addresses the use of Section 37 (S.37), the inputs for determining the types of community benefits to be secured, including where relevant the land value of the proposed density increase, how the Ward Councillor is informed and consulted, the role of City Planning staff in the negotiations, and other issues regarding the negotiation of benefits.

The application of the relevant Official Plan policies is the primary basis for determining an appropriate package of S.37 community benefits, and the proposed S.37 Implementation Guidelines, when adopted by City Council, may provide additional assistance. Staff recommends that this protocol be used by City staff and Councillors as a guide in negotiating Section 37 community benefits.

### **Background Information**

Protocol for Negotiating Section 37 Community Benefits

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6671.pdf>)

### **Communications**

(September 4, 2007) e-mail from William H. Roberts (PG.Main.PG 9.3.1)

<b>PG9.4</b>	<b>ACTION</b>	Amended		Ward: 12, 15
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### **Castlefield Caledonia Design and Décor District – Final Report**

(September 17, 2007) Report from Chief Planner and Executive Director, City Planning Division

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council amend the former City of York Zoning By-law No. 1-83, as amended, for the portion of the Castlefield Caledonia Design and Décor District located in the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4.
2. City Council amend the former City of North York Zoning By-law No. 7625, as amended, for the portion of the Castlefield Caledonia Design and Décor District located in the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
3. City Council adopt the urban design guidelines for use in reviewing development applications and implementing public realm improvements within the Castlefield Caledonia Design and Décor District, attached as Attachment No. 6.
4. City Council direct the General Manager of Transportation Services to undertake a Municipal Class Environmental Assessment (Class EA) on possible road connections as

identified in the district structure plan contained in the attached Castlefield Caledonia Design and Décor District Urban Design Guidelines.

5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
6. *For identification and signage purposes, the design district be extended north of Lawrence Avenue to include those design and décor related businesses clustered together adjacent to Caledonia Road and Lawrence Avenue.*

### **Decision Advice and Other Information**

The Planning and Growth Management Committee held a statutory public meeting on October 4, 2007, and notice was given in accordance with the City of Toronto Act, 2006, the Planning Act and the Municipal Code.

The Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning, to report to the Committee as soon as possible on:

- a. the revised boundary; and
- b. elements of the Castlefield Caledonia Design and Décor District that should be applied to the design and décor related businesses adjacent to Caledonia Road and Lawrence Avenue.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This report presents the conclusions of the Castlefield Caledonia Design and Décor District planning study, and recommends amendments to the former City of York and former City of North York Zoning By-laws. Two Interim Control By-laws were enacted that prohibit certain land uses until the completion of the study. The Interim Control By-laws expire on October 26, 2007.

The proposed By-law Amendment for the portion of the area in the former City of North York removes heavy industrial and auto-related land use permissions that are considered incompatible with the emerging design and décor identity of this area. The By-law that applies to the lands in the former City of York removes the permissions for auto-related uses and establishes new regulations to further enhance street relationships and improve the pedestrian environment. These regulations are consistent with the design guidelines developed for this area. These City-initiated amendments are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The report also recommends adopting urban design guidelines for the Castlefield Caledonia Design and Décor District that were developed from a design charrette held in May, 2006. These guidelines provide direction for public realm improvements, built form and sustainability.

## Background Information

Castlefield Caledonia Design and Decor District - Final Report

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7170.pdf>)

## Communications

(September 25, 2007) e-mail from Marsha F. Solnicki (PG.Main.PG9.4.1)

(October 3, 2007) e-mail from Tom and Brian Callahan, Barrymore Furniture Co. Ltd. (PG.New.PG9.4.2)

PG9.5	Information	Received		Ward: All
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## Maximum Floor Plates in Older Commercial Areas – Status Report

(September 17, 2007) Report from Chief Planner and Executive Director, City Planning Division

## Decision Advice and Other Information

The Planning and Growth Management Committee received the report for information.

## Financial Impact

This report will have no financial impact beyond what has already been approved in the current year's budget.

## Summary

This report responds to Council's July 2007 direction to 'report to the October meeting of Planning and Growth Committee with a proposed by-law to implement a maximum floor plate by-law to protect older commercial districts and small businesses in older neighbourhoods.'

The work required to address the issues raised by this direction could not be completed for the October Planning and Growth Management Committee meeting. Work is proceeding on the analysis of the issues but it will take some time to complete. It is anticipated that staff could report in early 2008.

## Background Information

Report - Maximum Floor Plates in Older Commercial Areas - Status Report

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7164.pdf>)

PG9.6	ACTION	Adopted		Ward: All
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## Approval of 2007 Toronto Heritage Grant Awards

(September 17, 2007) Report from Chief Planner and Executive Director, City Planning

Division

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council approve awards for the 2007 Toronto Heritage Grant Program for the 22 heritage properties in the City of Toronto, as set out below, to assist in funding the scope of restoration work generally described in Attachment No. 1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council:
  - a. 11 Bernard Avenue, house - \$8,000
  - b. 13 Bernard Avenue, house - \$8,000
  - c. 427 Bloor Street West, Trinity St. Paul – United Church \$32,500
  - d. 58 Chestnut Park, house - \$10,000
  - e. 9 Draper Street, house - \$8,000
  - f. 10 Draper Street, house - \$10,000
  - g. 12 Draper Street, house - \$10,000
  - h. 13 Draper Street, house - \$10,000
  - i. 18 Draper Street, house - \$10,000
  - j. 22 Draper Street, house - \$10,000
  - k. 30 Draper Street, house - \$7,500
  - l. 90A Isabella Street, house - \$10,000
  - m. 92 Isabella Street, house - \$10,000
  - n. 23 Jason Road, Elmbank - \$10,000
  - o. 64 King Street (Weston), Tyrrell House - \$10,000
  - p. 17 Manorpark Court, George S. Henry House - \$10,000
  - q. 27 Old Kingston Road, John Richardson House - \$10,000
  - r. 47 Rosedale Road, George Murray House - \$10,000
  - s. 382 Sackville Street, Henry & Catherine Pettigrew House - \$10,000
  - t. 608 Spadina Avenue, Toronto City Mission - \$10,000
  - u. 8 St. Joseph Street, house - \$10,000
  - v. 53 Turner Road, John Agnew House - \$10,000
2. That use of the grant awards outlined in Recommendation 1 of the report be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning Division, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient; and

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. This report recommends grant awards for the 2007 Toronto Heritage Grant Program based on the 2007 budget approved by City Council.

### **Summary**

This report recommends that City Council approve the recommended grant awards for the 2007 Toronto Heritage Grant Program as set out in this report.



## Background Information

Report - Approval of 2007 Toronto Heritage Grant Awards

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7160.pdf>)

Att 1 - Approval of 2007 Toronto Heritage Grant Awards

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7161.pdf>)

PG9.7	ACTION	Adopted		Ward: All
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## Citizen Appointments to the Toronto Pedestrian Committee

**Confidential - Confidential Attachment 2 - Personal matters about an identifiable individual, including municipal or local board employees**

(September 18, 2007) Report from General Manager, Transportation Services

## Committee Recommendations

The Planning and Growth Management Committee recommends that City Council:

1. approve the Toronto Pedestrian Committee's revised Terms of Reference (Attachment 1);
2. approve the appointment of the eleven candidates listed on the attached Confidential List (Attachment 2) for membership to the Toronto Pedestrian Committee, for a term of office expiring on November 30, 2010, or until their successors are appointed;
3. approve the appointment of the five alternate candidates listed on the attached Confidential List (Attachment 2), in the sequential order presented, in order to fill a mid-term vacancy, if the need arises; and
4. release the names of the approved citizen appointments and the alternative membership candidates for public information.

## Financial Impact

There are no financial impacts resulting from the adoption of the recommendations in this report.

## Summary

The purpose of this report is to forward the Toronto Pedestrian Committee – Nominating Sub-Committee's list of recommended new citizen membership appointments to City Council.

## Background Information

Citizen Appointments to the Toronto Pedestrian Committee

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7171.pdf>)

PG9.8	ACTION	Referred		
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### **Inclusion of Cultural Potential As An Element of the Planning Process**

(September 18, 2007) Letter from Economic Development Committee

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee referred the letter to the Chief Planner and Executive Director, City Planning, for consideration and report to the Committee as soon as possible.

#### **Summary**

Requesting that the Chief Planner and Executive Director, City Planning, and the Executive Director, Toronto Culture be requested to report to the Planning and Growth Management Committee on including cultural potential as an element of the planning process, and that a set of criteria be recommended and included as part of future planning.

#### **Background Information**

Letter from Economic Development Committee

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7172.pdf>)

PG9.9	ACTION	Received		
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### **South Kingsway – The Queensway Interchange Pedestrian Issues**

(September 14, 2007) Letter from Toronto Pedestrian Committee

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. received the letter for information; and
2. requested the Chief Planner and Executive Director of City Planning, and the General Manager of Transportation Services to report to the Committee, as soon as possible, on the ability to implement urban design improvements to this section of South Kingsway and the Queensway, as it relates to new adjacent developments.

#### **Summary**

Advising that the Toronto Pedestrian Committee reopened the issue and reaffirmed its position to the Planning and Growth Management Committee, its support for the "Link Road" option for the reconfiguration of South Kingsway - the Queensway Interchange".

## Background Information

Letter - South Kingsway - the Queensway Interchange Pedestrian Issues

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7177.pdf>)

Letter from W. Randy Colbert of the Toronto Urban Renewal Network

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7178.pdf>)

Letter (June 21/07) from Dylan Reid, Urban Design and Streetscaping - Working Group

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7188.pdf>)

## Communications

(October 3, 2007) e-mail from Fred Sztabinski, Toronto Coalition for Active Transportation (PG.New.PG9.9.1)

PG9.10	Information	Deferred		
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## Business Case Review for a Smartcard System at the TTC

**(Deferred from September 5, 2007 in order that notice be given for Committee questions and debate - 2007.PG8.13)**

(June 14, 2007) Letter from General Secretary, Toronto Transit Commission

## Decision Advice and Other Information

The Planning and Growth Management Committee:

1. deferred the letter until its meeting on November 1, 2007, for further discussion;
2. invited representatives of the Toronto Transit Commission, the Ministry of Transportation - Ontario (MTO) and the Greater Toronto Transportation Authority (GTТА) to that meeting; and
3. requested the TTC to update the Committee on the status of the Smart Card System.

## Summary

At its meeting on Wednesday, June 13, 2007, the Commission considered the report entitled, "Business Case Review for a Smartcard System at the TTC". The Commission approved the Recommendation contained in the report and forwarded to the City Planning and Growth Management Committee for information.

## Background Information

Letter dated June 14, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6672.pdf>)

TTC Report 7 Smartcard System

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6673.pdf>)

Business Case Analysis - Smartcard Fare

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6674.pdf>)

PG9.11	ACTION	Referred		
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## **Policy changes regarding the operation of the Committee of Adjustment**

(October 3, 2007) Letter from Councillor Adam Vaughan, Ward 20 Trinity-Spadina

### **Decision Advice and Other Information**

The Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning, to:

1. resume the posting of Committee of Adjustment agendas on the City's Website; distribution of Committee of Adjustment agendas electronically to panel members; distribution of Committee of Adjustment agendas to other panels in the district; and electronic distribution of full agendas to community leaders;
2. report to the Planning and Growth Management Committee as soon as possible on the issues listed in the communication (October 3, 2007) from Councillor Vaughan;
3. review and report to the Planning and Growth Management Committee as soon as possible on the possibility of application fees being changed to sustain the communication strategy and notification requirements; and
4. report to the Planning and Growth Management Committee on November 1, 2007, on the following:
  - a. standardizing notices with a view to make them relevant and easily understandable;
  - b. the writing of staff reports and the impact of this on appeals to the Ontario Municipal Board; and
  - c. the implementation of recommendations adopted in the report on Improving the Planning Process.

### **Summary**

Letter from Councillor Adam Vaughan respecting recent policy changes pertaining to the operation of the Committee of Adjustment.

### **Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-10-04	Morning	9:35 AM	11:50 AM	Public